

After Recording Return To:

**Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273**

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20222851
Date 07/12/2022

STATUTORY WARRANTY DEED

GRANTOR: FRANCES L. PETERSEN, Individually and as Personal
Representative of the **Estate of WALTER J.
PETERSEN, Deceased**

GRANTEE: FRANCES L. PETERSEN, Trustee of the **FRANCES L.
PETERSEN SURVIVOR'S TRUST,**
u/t/d 3/8/93

Legal Description:

Abbreviated Form: ANACORTES LOTS 9 AND 10 BLK 84

Additional on: Page 2

Assessor's Tax Parcel Nos: 3772-084-010-0002; P55475

THE GRANTOR, **FRANCES L. PETERSEN**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of WALTER J. PETERSEN, Deceased**, under Skagit County Cause No. 20-4-00342-29, in non pro rata distribution of said Estate, hereby conveys and warrants to the GRANTEE, **FRANCES L. PETERSEN**, Trustee of the **FRANCES L. PETERSEN SURVIVOR'S TRUST, u/t/d 3/8/93**, all of Grantor's right, title, and interest, being an undivided two-thirds interest, together with all after-acquired title, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Statutory Warranty Deed - 1

Lots 9 and 10, Block 84, "MAP OF THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

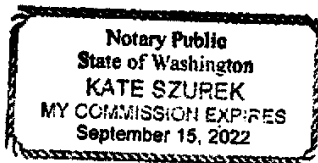
DATED this 24th day of June, 2022.

Frances L. Petersen
FRANCES L. PETERSEN, Individually and as
Personal Representative of the Estate of WALTER J.
PETERSEN, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that FRANCES L. PETERSEN is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the Estate of WALTER J. PETERSEN, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of June, 2022.



Kate Szurek
Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2022

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
08/26/2020

Estate of WALTER J PETERSEN:	No. 20-4-00342-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of WALTER J PETERSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 25, 2020.
- 1.2 In that will FRANCES L PETERSEN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT FRANCES L PETERSEN is authorized by this court to execute the will of the above decedent according to law.

DATED 08/26/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Linda Petrzela, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on August 25, 2020.

I further certify that these letters are now in full force and effect.

DATED: 08/26/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

Linda Petrzela
Deputy Clerk

